

**MINUTES OF REGULAR MEETING OF
THE REDEVELOPMENT COMMISSION OF GREENSBORO
TUESDAY, APRIL 19, 2005**

REGULAR MEETING

The Redevelopment Commission of Greensboro met in a regular meeting in the Plaza Level Conference Room, Melvin Municipal Building, on Tuesday, April 19, 2005 at 5:08 p.m. Present were: Chair Joe Wood, Bill Benjamin, Scott Lilly, Nettie Coad, and Jerry Leimenstoll. Dan Curry, Dyan Arkin and Mary Beth Kerns represented the Housing and Community Development Department (HCD). Jim Blackwood, Esq., was present as legal counsel for the Commission.

Chair Wood called the meeting to order, introduced himself, and welcomed everyone to the meeting. He asked that anyone wishing to speak come up to the microphone, identify themselves, and give their address.

1. APPROVAL OF THE MINUTES OF MARCH 15, 2005.

Mr. Lilly moved approval of the March 15, 2005 minutes as written, seconded by Ms. Coad. The Commission voted 5-0 in favor of the motion. (Ayes: Wood, Lilly, Benjamin, Coad, Leimenstoll. Nays: None.)

PUBLIC HEARING:

2. ROSEWOOD NEIGHBORHOOD – 1318 MAYFAIR STREET, 1322 MAYFAIR STREET AND 1319 MEADOW STREET.

Ms. Arkin stated that at the March 15, 2005 meeting the Commission voted to hold a public hearing for the purpose of offering three lots at 1318 and 1322 Mayfair Street and 1319 Meadow Street, for sale to Habitat for Humanity of Greater Greensboro, a non-profit corporation, at the appraised value of \$30,000, for development of single family owner-occupied homes, in accordance with plans and specifications to be approved by the Commission. The April 19, 2005 public hearing has been advertised as required by statute. The Commission is asked to consider this sale subject to final approval by Greensboro City Council.

Chair Wood asked if anyone wished to speak on this matter.

Trudy Menzzento, 438 W. Friendly Avenue, stated that she is the Director of Real Estate for Habitat for Humanity and they hope to purchase these lots. She presented house plans, photos and an offer to purchase, an earnest money check and an addendum asking for a few exceptions on the deed restrictions. The exceptions consist of the following: that they have the option of building the homes either on a crawl space or a raised slab with a minimum 15" of brick veneer.. The next is that the roof pitch is supposed to be 7/12 and since their homes are built by volunteers, they are asking that a 6/12 be allowed. They plan to do a couple of the houses as a story-and-a-half and those are 8/12 pitch. In the kitchen they normally do VCT

flooring. On the deck or patio the restrictions require that the patio be 10' x 10' and they are asking that they be allowed to do a minimum of 100 square feet in area, with a minimum of 6 feet on one side. In regard to ceiling fans, they have found that not all the homeowners like them, but they have the capability of installing them afterward. They do double-hung thermal pane windows and the difference in these deed restrictions but only use the tilt-out windows on the second floor of a house. The deed restrictions require a gas furnace but there is no requirement for air conditioning. They have an agreement with Duke Power to do an Energy Star home using a heat pump, which guarantees a maximum monthly utility payment per house for a number of years.

Ms. Coad cautioned that the Commission would need documentation of that agreement.

Phil Barber, 438 West Friendly Avenue, Director of Operations for Habitat for Humanity, stated that he has the responsibility for construction, family services and volunteer services. He was available to answer questions.

Ms. Menzzento stated that another requirement was a three-cycle dishwasher and they would like to put this as an option to the homeowner. The homeowners have two option packages; one is a dishwasher, icemaker and built-in microwave; the other is a washer and dryer. Garbage disposals are not installed because it is felt that they are not environmentally friendly. The final exception is the driveways. They are asking that the driveways extend from the street to the front of the house allowing sufficient space for 2 vehicles to park, one behind the other.

Mr. Barber presented pictures and drawings of the floor plans and explained them in detail.

After some discussion, Ms. Menzzento stated that she had concerns about signing a contract without an addendum because she fears they will be held to the design standards as they are currently written. Counsel Blackwood pointed out that the design standards are not specified in this contract, it is specified that house plans are subject to submittal and approval.

Counsel Blackwood stated that for purposes of a timetable, if the Commission approved the addendum, he would suggest that the applicant iron out the specifications by the May 17th meeting or designate staff and some of the Commissioners to be authorized to approve the plans and specifications submitted.

Ms. Kerns stated that staff recommends approval of the sale to Habitat for Humanity. The neighborhood plan that was adopted in 1994 specifies as one of its objectives to increase home ownership and this would clearly be within those guidelines. Most of the concerns are interior options as opposed to exterior although there are some exterior options to be addressed.

Ms. Coad moved to approve the sale of the properties located at 1318, 1322, Mayfair Street and 1319 Meadow Street, to Habitat for Humanity in the amount of \$30,000.00, seconded by Mr. Benjamin. The Commission voted unanimously in favor of the motion. (Ayes: Wood, Coad, Benjamin, Lilly and Leimenstoll. Nays: None.)

Mr. Leimenstoll moved that the revisions to the guidelines be accepted as negotiated with staff so the next step can be taken.

There were several substitute motions and friendly amendments made. The final motion was as follows: Mr. Wood moved that the Commission approve the changes as suggested by Habitat for Humanity, with the exception that the 18" foundation height and the driveway issue be worked out with staff and that there be some sort of pro-active involvement with the neighborhood association for these cosmetic type changes, seconded by Mr. Leimenstoll. The Commission voted unanimously in favor of the motion. (Ayes: Wood, Coad, Benjamin, Lilly and Leimenstoll. Nays: None.)

3A. OLE ASHEBORO NEIGHBORHOOD: UPDATE FROM STAFF: SINGLE FAMILY DEVELOPMENT INITIATIVE.

A copy of the Request for Qualifications/Proposals for the single family development initiative in this neighborhood was presented for review.

Mr. Curry stated that the Commission had requested some information about Greensboro Housing Development Partnership and how they operate and some specific information about how that works in Southside.

Andy Scott stated that Southside was a project that started fifteen years ago involving remnants of neighborhoods that abutted the downtown and where the city had been involved in a great deal of activity in some of the surrounding neighborhoods. There was a lot of activity that reflected negatively on the neighborhoods around it. As an approach to that the City approved a Bond issue in an effort to bring some redevelopment and capitalize on this area's historic character and its location near downtown. It has been a very successful project and has won 2 major national awards. The focus in this particular area was to look at the neighborhood and not just building houses and townhomes and trying to re-establish the downtown neighborhood. He explained the process of how GHDP was involved in this redevelopment project in concert with the Redevelopment Commission.

Sue Schwartz stated that when the building process actually started in this area, the economy was booming and they tried several different approaches with different developers. One of the problems at that time was the banks did not want to guarantee money for a period of time and have the money tied up. She pointed out that any adjustments come back to the Commission and GHDP is required to report any changes or adjustments.

Ms. Coad stated that she has seen a lot of progress in Southside and the Ole Asheboro area but she would really like to see this project finished and all of the area revitalized. She pointed out that there are still houses there that have been boarded up for at least 15 years.

In response, Mr. Scott stated that staff is reviewing the latest plan update and that is the first priority. He pointed out that it will take awhile to do it, given the resources that are available, you have to have support phases or you won't have done the job that you set out to do. He further stated, in response to questions, that a complete plan update is needed and, as pointed out by Ms. Coad, the gaps should be filled in and once that is done a budget is built.

Mr. Wood moved to enter into a contract and advertise for a 10-day upset bid process to sell the 25 properties in 18 parcels in Ole Asheboro to GHDP under the terms of the proposed contract, under which the net proceeds of sale after expenses would be returned to the Redevelopment Commission, seconded by Mr. Leimenstoll. The Commission voted 4-1 in favor of the motion. (Ayes: Wood, Coad, Lilly and Leimenstoll. Nays: Benjamin.)

3B. UPDATE FROM STAFF: 326 & 328 E. LEE STREET

Dan Curry stated that this property is owned by Clarence Defreitas. Staff has been meeting with the owner and the contractors repeatedly over the past several months. There are some concerns about whether there is a solid plan in place and there is some haphazard work going on at the house. Staff is continuing to work with him.

ADDITIONAL BUSINESS:

Dyan Arkin stated that in Willow Oaks there are several pieces of property that are part of the infrastructure construction that have gone before the Commission over the past few months. There are 2 parcels - 701 Dorgan and 1712 Spencer. The owners' preference at 701 Dorgan is to sell the whole lot. The appraiser has valued the property at \$1,746.00 for the two portions of the property that are necessary for the right-of-way and realignment of lots lines to make a developable lot next door.

Mr. Benjamin moved to authorize staff to offer \$2,000 for 701 Doragan Street, seconded by Mr. Leimenstoll. The Commission voted unanimously in favor of the motion. (Ayes: Wood, Coad, Benjamin, Lilly and Leimenstoll. Nays: None.)

Dyan Arkin stated that the next request is for authorization to move forward with condemnation of the needed portions of land at 701 Dorgan.

Mr. Benjamin moved that in the event the offer is not accepted by the owner, staff is authorized to move forward with condemnation of 701 Dorgan for that portion, using a value of \$2,000, seconded by Mr. Wood. The Commission voted unanimously in favor of the motion. (Ayes: Wood, Coad, Benjamin, Lilly and Leimenstoll. Nays: None.)

Counsel Blackwood stated that the owners should be notified of this action so they are aware of the pending condemnation. The motion was therefore amended to reflect this action.

Dyan Arkin stated that in regard to 1712 Spencer Street, in discussion with the owner, she has invited a voluntary acquisition and asked that the Commission consider purchasing a larger portion of the property instead of just the right-of-way. That would offer an opportunity to build one more new single family house in this area. The portion of the lot under consideration is appraised at \$8,000 and the review appraiser has recommended acceptance of that amount.

Mr. Benjamin moved to offer \$8,000 for this particular portion of the property, seconded by Ms. Coad. The Commission voted unanimously in favor of the motion. (Ayes: Wood, Coad,

Benjamin, Lilly and Leimenstoll. Nays: None.)

* * * * *

There being no further business before the Commission, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Dan Curry, Assistant Secretary
Greensboro Redevelopment Commission

DC/ts.ps